



HUDSON STREET RM-4 GUIDELINES

Adopted by City Council on September 29, 1987

Amended April 12, 1988 and December 8, 2021

Application and Intent

These guidelines are to be used in conjunction with the RM-4 District Schedule of the Zoning and Development By-law for developments in the Hudson Street area zoned RM-4. The guidelines should be consulted in seeking approval for conditional dwelling uses or for the relaxation of regulations. As well as assisting the applicant, the guidelines will be used by City staff in the evaluation of projects.

The general intent of the RM-4 District Schedule is to encourage good quality medium density residential development and to ensure compatibility of new development with the existing physical character of the neighbourhood. The Hudson Street RM-4 area is an extension of an established residential neighbourhood but it is also located adjacent to an existing industrial zoned area. These guidelines are intended to achieve a high standard of livability for new residential units in the Hudson Street RM-4 area and to mitigate possible impacts of future nearby industry.

General Design Considerations

New developments should be designed to minimize potential impact on the livability of adjacent residential buildings with particular emphasis on potential view blockage, overshadowing and privacy.

Neighbourhood Character

This neighbourhood primarily consists of three to four storey rectangular shaped buildings with attractive mature landscaping. The combination of the built form and landscaping helps to provide a sense of street definition which is a desirable quality contributing to neighbourhood identity and character.

New development should:

- (a) Provide good street definition;
- (b) Primarily be of a three to four storey rectangular built form; and
- (c) Enhance existing landscaping character by providing varied and abundant plant materials of substantial planting size.

Views

Some industrial activities may create undesirable views. New development should be designed to minimize this potential impact through sensitive site planning and building design such as:

- (a) Orienting views from living rooms and bedrooms away from industrial activities wherever possible;
- (b) Creating landscape areas as alternative views; and
- (c) Providing significant landscaping materials as visual buffers.

Noise

This RM-4 area is adjacent to existing industrial zoning. Noise sources from industrial activities may include automotive repair, machinery operation and loading activities. In order to ensure a high standard of livability, new development should minimize potential noise impacts, particularly to noise sensitive areas including living rooms and bedrooms.

A development permit application for any dwelling use must include evidence in the form of a report and recommendations prepared by a registered professional acoustical engineer, demonstrating that the noise levels in those portions of the dwelling units listed below do not exceed the noise levels expressed in decibels set opposite such portions of the dwelling units. For the purposes of this section the noise level is the A weighted 24 hour equivalent (Leq) sound level and will be defined simply as the noise level in decibels.

Portions of Dwelling Units	Noise Levels
Bedrooms	35
Living, dining, recreation rooms	40
Kitchen, bathrooms, hallways	45

New development should minimize the potential noise impact to their habitable areas through measures which may include:

- (a) Sensitive site planning (e.g. setback, stairwell location, single loaded corridor, locate living rooms and bedrooms away from potential noise sources);
- (b) Building construction (e.g. masonry construction, triple glazing);
- (c) Noise buffers (e.g. glazed balconies, masonry walls and fences, landscaping berms and landscaping); and
- (d) Alternate ventilation system (e.g. baffled wall vents).

Open Space

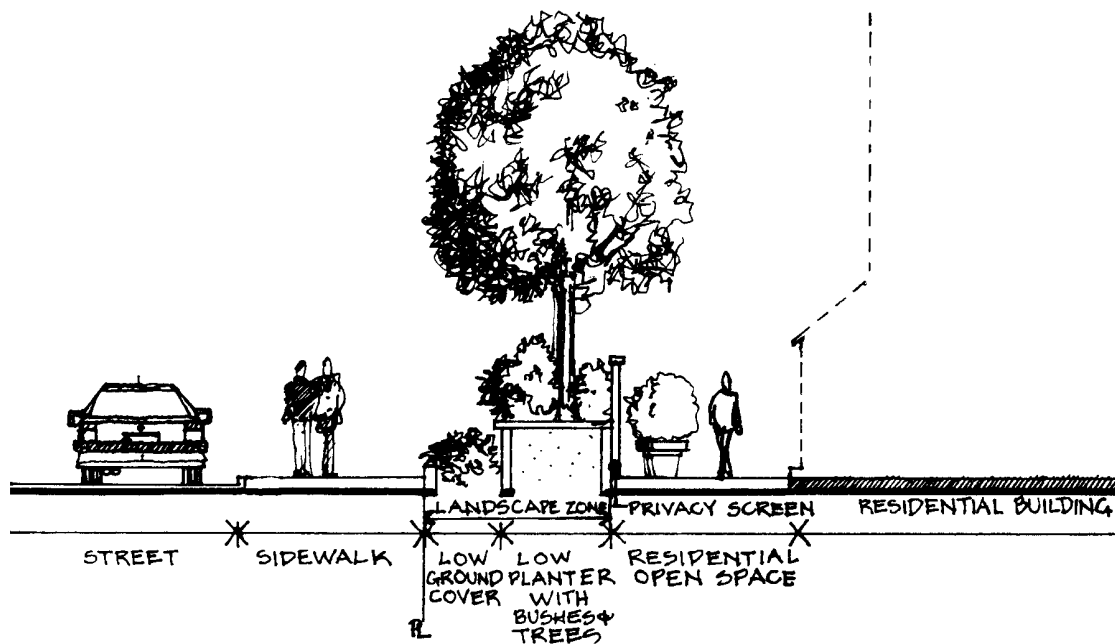
To increase residential livability in this relatively high density neighbourhood, it is desirable to provide a significant, usable outdoor activity and play space for the collective enjoyment of the residents in each residential development. Such space should be well landscaped, with orientation to balance the needs to maximize sun exposure and minimize noise and visual impact from nearby industrial uses.

Landscaping

The quality of landscaping is very important in softening the visual impact of adjacent activities to the residential environment. New development should include creative landscaping concepts as a major element to define the street, as visual buffers, to create desirable views and to define residential open space.

New developments should provide appropriate landscaping which should:

- (a) employ plant materials and trees which at maturity achieve significant sizes compatible with existing landscaping in the neighbourhood;
- (b) minimize blockage of sunlight exposure to major residential areas such as living rooms, bedrooms and outdoor open spaces; and
- (c) use layering of landscaping materials to achieve an appropriate interface along the street as illustrated in the diagram below.



Submission Requirements

Applicants should refer to the information required for significant development permit applications contained in the Checklist in Brochure #3 **How To... Development Permits for Major Applications**.